

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 891019- C

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 2: 15.721 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT AND "DR" DEVELOPMENT RESERVE DISTRICT TO "RR" RURAL RESIDENCE DISTRICT; AND,

TRACT 3: 5.555 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 4: 6.646 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 5: 34.782 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 6: 6.307 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT AND "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-3-CO" MULTIFAMILY RESIDENCE (MEDIUM DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 8: 4.834 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "RR" RURAL RESIDENCE DISTRICT; AND,

TRACT 9A: 14.52 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "RR" RURAL RESIDENCE DISTRICT; AND,

TRACT 9B: 7.038 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "RR" RURAL RESIDENCE DISTRICT; AND,

TRACT 11: 25.608 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 12: 12.624 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT AND "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,

LOCALLY KNOWN AS 5310 HILL COUNTRY LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the respective base zoning districts on all of the property described in File C14-86-302-CO, as follows:

TRACT 2: From "SF-2" Single-Family Residence (Standard Lot) district and "DR" Development Reserve district to "RR" Rural Residence district.

15.721 acre tract of land out of the Thomas Anderson League, Survey No. 17, said 15.721 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes.

TRACT 3: From "DR" Development Reserve district to "MF-2-CO" Multifamily Residence (Low Density) district-Conditional Overlay combining district.

5.555 acre tract of land out of the Thomas Anderson League, Survey No. 17, said 5.555 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes.

TRACT 4: From "DR" Development Reserve district to "MF-2-CO" Multifamily Residence (Low Density)-Conditional Overlay combining district.

6.646 acre tract of land out of the Thomas Anderson League, Survey No. 17, said 6.646 acre tract of land being more particularly described by metes and bounds in "Exhibit C" attached and incorporated herein for all purposes.

TRACT 5: From "DR" Development Reserve district to "GR-CO" Community Commercial district-Conditional Overlay combining district.

34.782 acre tract of land out of the Thomas Anderson League, Survey No. 17, said 34.782 acre tract of land being more particularly described by metes and bounds in "Exhibit D" attached and incorporated herein for all purposes.

TRACT 6: From "SF-2" Single-Family Residence (Standard Lot) district and "DR" Development Reserve district to "MF-3-CO" Multifamily Residence (Medium Density) district-Conditional Overlay combining district.

6.307 acre tract of land out of the Thomas Anderson Survey No. 17, said 6.307 acre tract of land being more particularly described by metes and bounds in "Exhibit E" attached and incorporated herein for all purposes.

TRACT 8: From "DR" Development Reserve district to "RR" Rural Residence district.

4.834 acre tract of land out of the Thomas Anderson Survey No. 17, said 4.834 acre tract of land being more particularly described by metes and bounds in "Exhibit F" attached and incorporated herein for all purposes.

TRACT 9A: From "DR" Development Reserve district to "RR" Rural Residence district.

14.52 acre tract of land out of the Thomas Anderson Survey No. 17, said 14.52 acre tract of land being more particularly described by metes and bounds in "Exhibit G" attached and incorporated herein for all purposes.

TRACT 9B: From "DR" Development Reserve district to "RR" Rural Residence district.

7.038 acre tract of land out of the Thomas Anderson League, Survey No. 17, said 7.038 acre tract of land being more particularly described by metes and bounds in "Exhibit H" attached and incorporated herein for all purposes.

CITY OF AUSTIN, TEXAS

TRACT 11: From "DR" Development Reserve district to "MF-3-CO" Multifamily Residence (Low Density) district-Conditional Overlay combining district.

25.608 acre tract of land out of the Thomas Anderson League, Survey No. 17, said 25.608 acre tract of land being more particularly described by metes and bounds in "Exhibit I" attached and incorporated herein for all purposes.

TRACT 12: From "SF-2" Single-Family Residence (Standard Lot) district and "DR" Development Reserve district to "GR-CO" Community Commercial district-Conditional Overlay combining district.

12.624 acre tract of land out of the Thomas Anderson League, Survey No. 17, said 12.624 acre tract of land being more particularly described by metes and bounds in "Exhibit J" attached and incorporated herein for all purposes.

locally known as 5310 Hill Country Lane, in the City of Austin, Travis County, Texas.

PART 2. Notwithstanding any use or site development regulations of the respective base zoning districts to the contrary, all of the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Development of Tracts 5 and 12 shall be restricted to a maximum floor to area ratio of .3 to 1.
2. Residential development of Tract 6 shall be constructed at a density of 25 units or less per acre.
3. Residential development of Tracts 3, 4, and 11 shall be constructed at a density of 20 units or less per acre.

Except as specifically restricted by this ordinance, the property may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

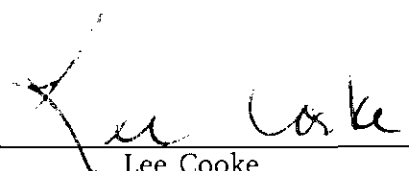
PART 4. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 5. This ordinance shall be effective ten days after the date of its final passage.

PASSED AND APPROVED

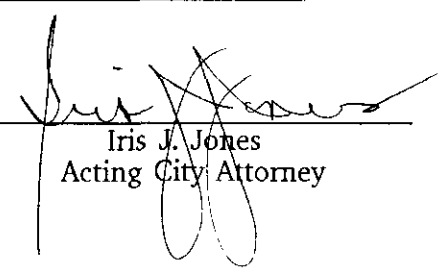
October 19 _____, 1989

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Lee Cooke
Mayor

APPROVED:



Iris J. Jones
Acting City Attorney

ATTEST:



James E. Aldridge
City Clerk

SS/jj

FIELD NOTES
FOR
CARSON PLANNERS

TRACT 2
15.721 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 17.49 ACRE TRACT OF LAND DESIGNATED AS TRACT ONE AND A PORTION OF THAT CERTAIN 108.498 ACRE TRACT OF LAND DESIGNATED AS TRACT TWO AS CONVEYED TO HARRY M. WHITTINGTON, JOHN C. PHILLIPS AND MARGARET L. PHILLIPS, TRUSTEES, BY DEED RECORDED IN VOLUME 4021, PAGE 711, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 134.868 ACRE TRACT OF LAND AS CONVEYED TO JOHN C. PHILLIPS, AND WIFE, MARGARET LOUISE PHILLIPS, BY DEED RECORDED IN VOLUME 1300, PAGE 520, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 46.832 ACRE TRACT OF LAND AS CONVEYED TO NASH PHILLIPS, ET. UX., BY DEED RECORDED IN VOLUME 1296, PAGE 171, AND AS CORRECTED BY DEED RECORDED IN VOLUME 1300, PAGE 520, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the West line of Hill Country Lane, (50 foot r.o.w. having been vacated by instrument recorded in Volume 10262, Page 1, Deed Records, Travis County, Texas), being the Northeast corner of that certain 4.85 acre tract of land as conveyed to Storn Properties by deed recorded in Volume 8026, Page 782, Deed Records, Travis County, Texas, for a Northerly Northwest corner hereof;

THENCE S 63° 11' 30" E at a distance of 50.24 feet pass the Northeast corner of the said Hill Country Lane, and continue on for a total distance of 804.38 feet to a point in the curving West r.o.w. line of the Southerly extension of State Highway Loop 1, for the Northeast corner hereof;

THENCE with the West r.o.w. line of State Highway Loop 1, along a curve to the right, whose radius is 2848.29 feet, whose chord bears, S 28° 54' 58" W for a distance of 510.63 feet to a point, for the Southeast corner hereof;

THENCE with the South line of the herein described tract, and N 53° 41' 22" W for a distance of 683.43 feet to an angle point, and N 89° 10' 13" W for a distance of 124.31 feet to a point in the West r.o.w. line of Hill Country Lane, for a corner hereof;

THENCE with the West line of the said Hill Country Lane, N 26° 49' 55" E, at a distance of 111.26 feet to a point, for an inside corner hereof;

THENCE with the South line of the herein described tract, the following courses:

N 89° 10' 13" W for a distance of 335.00 feet to an angle point;

N 73° 49' W for a distance of 492.54 feet to an angle point;

N 70° 55' 17" W for a distance of 140.00 feet to an angle point;

S 76° 38' 14" W for a distance of 315.00 feet to a point in the West line of the said 134.868 acre tract, for the Southwest corner hereof;

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TRACT 2
15.721 ACRE TRACT

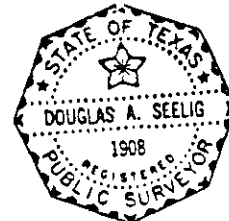
THENCE with the West line of the said 134.868 acre tract, and the West line of the said 17.49 acre tract, N 27° 49' 49" E for a distance of 537.02 feet to a point at the Southwest corner of that certain 2.00 acre tract of land as conveyed to Storm Properties by deed recorded in Volume 8281, Page 156, Deed Records, Travis County, Texas, for the Northwest corner hereof;

THENCE with the South line of the said 2.00 acre tract, S 63° 10' E for a distance of 1155.25 feet to a point in the West r.o.w. line of Hill Country Lane, being the Southeast corner of the said 2.00 acre tract of land, for an inside corner hereof;

THENCE with the West line of the said Hill Country Lane, being the East line of the said 2.00 acre tract, N 26° 49' 55" E, at a distance of 75.44 feet pass the Northeast corner of the said 2.00 acre tract, being the Southeast corner of that certain 4.85 acre tract of land as conveyed to Storm Properties by deed recorded in Volume 8026, Page 782, Deed Records, Travis County, Texas, and continue on for a total distance of 263.90 feet to the PLACE OF BEGINNING, and containing 15.721 acres of land, more or less.

AS PREPARED FROM DEED AND MAP RECORDS AND NOT SURVEYED ON THE GROUND.

Douglas A. Seelig
DOUGLAS A. SEELIG
REGISTERED PUBLIC SURVEYOR NO. 1908
3802 Manchaca Road
Austin, Texas 78704
May 12, 1989



Work Order No. 6155-A
Disk No. 10

FIELD NOTES
FOR
CARSON PLANNERS

TRACT 3
5.555 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 108.498 ACRE TRACT OF LAND DESIGNATED AS TRACT TWO AS CONVEYED TO HARRY M. WHITTINGTON, JOHN C. PHILLIPS AND MARGARET L. PHILLIPS, TRUSTEES, BY DEED RECORDED IN VOLUME 4021, PAGE 711, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 134.868 ACRE TRACT OF LAND AS CONVEYED TO JOHN C. PHILLIPS, AND WIFE, MARGARET LOUISE PHILLIPS, BY DEED RECORDED IN VOLUME 1300, PAGE 520, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point in the West line of Hill Country Lane, (50 foot r.o.w. having been vacated by instrument recorded in Volume 10262, Page 1, Deed Records, Travis County, Texas), being the Northeast corner of that certain 4.85 acre tract of land as conveyed to Storm Properties by deed recorded in Volume 8026, Page 782, Deed Records, Travis County, Texas;

THENCE N 63° 11' 30" W for a distance of 50.24 feet to a point at the Northeast corner of that certain 4.85 acre tract of land as conveyed to Storm Properties by deed recorded in Volume 8026, Page 782, Deed Records, Travis County, Texas, being in the West r.o.w. line of the said Hill Country Lane;

THENCE with the West line of the said Hill Country Lane, being the East line of the said 4.85 acre tract, S 26° 49' 55" W at a distance of 188.46 feet pass the Southeast corner of the said 4.85 acre tract, being the Northeast corner of that certain 2.00 acre tract of land as conveyed to Storm Properties by deed recorded in Volume 8281, Page 156, Deed Records, Travis County, Texas and continue on at a distance of 263.90 feet pass the Southeast corner of the said 2.00 acre tract, and continue on for a total distance of 340.66 feet to a point;

THENCE N 89° 10' 13" W for a distance of 335.00 feet to an angle point, and N 73° 49' W for a distance of 492.54 feet to an point and N 70° 55' 17" W for a distance of 88.86 feet to a point, for the Northeast corner and PLACE OF BEGINNING hereof;

THENCE S 27° 49' 49" W for a distance of 931.88 feet to a point, for the Southeast corner hereof;

THENCE with the South line of the herein described tract, N 63° 00' W for a distance of 287.61 feet to an iron pipe in the West line of the said 108.498 acre tract, being the Northeast corner of that certain 51.78 acre tract of land as conveyed to Williamson Point Joint by deed recorded in Volume 9097, Page 698, Deed Records, Travis County, Texas, being the Southeast corner of that certain 119.205 acre tract of land as conveyed to Storm Properties by deed recorded in Volume 8026, Page 782, Deed Records, Travis County, Texas, for the Southwest corner hereof;

THENCE with the West line of the herein described tract, N 27° 49' 49" E for a distance of 720.81 feet to a point, for the Northwest corner hereof;

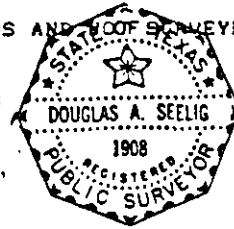
THENCE with the North line of the herein described tract, N 76° 38' 14" E for a distance of 315.00 feet, to an angle point and S 70° 55' 17" E for a distance of 51.14 to the PLACE OF BEGINNING, and containing 5.555 acres of land, more or less.

AS PREPARED FROM DEED AND MAP RECORDS AND BOOTS SURVEYED ON THE GROUND.

DOUGLAS A. SEELIG
REGISTERED PUBLIC SURVEYOR NO. 1908
3802 Manchaca Road
Austin, Texas 78704

May 12, 1989

EXHIBIT "B"



FIELD NOTES
FOR
CARSON PLANNERS

TRACT 4
6.646 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 17.49 ACRE TRACT OF LAND DESIGNATED AS TRACT ONE AND A PORTION OF THAT CERTAIN 108.498 ACRE TRACT OF LAND DESIGNATED AS TRACT TWO AS CONVEYED TO HARRY M. WHITTINGTON, JOHN C. PHILLIPS AND MARGARET L. PHILLIPS, TRUSTEES, BY DEED RECORDED IN VOLUME 4021, PAGE 711, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 134.868 ACRE TRACT OF LAND AS CONVEYED TO JOHN C. PHILLIPS, AND WIFE, MARGARET LOUISE PHILLIPS, BY DEED RECORDED IN VOLUME 1300, PAGE 520, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point in the West line of Hill Country Lane, (50 foot r.o.w. having been vacated by instrument recorded in Volume 10262, Page 1, Deed Records, Travis County, Texas), being the Northeast corner of that certain 4.85 acre tract of land as conveyed to Storm Properties by deed recorded in Volume 8026, Page 782, Deed Records, Travis County, Texas;

THENCE with the West line of the said Hill Country Lane, being the East line of the said 4.85 acre tract, S 26° 49' 55" W at a distance of 188.46 feet pass the Southeast corner of the said 4.85 acre tract, being the Northeast corner of that certain 2.00 acre tract of land as conveyed to Storm Properties by deed recorded in Volume 8261 Page 156, Deed Records, Travis County, Texas and continue on at a distance of 263.90 feet pass the Southeast corner of the said 2.00 acre tract and continue on for a total distance of 340.66 feet to a point;

THENCE N 89° 10' 13" W for a distance of 335.00 feet to an angle point, and N 73° 49' W for a distance of 275.90 feet to an point for the Northeast corner and PLACE OF BEGINNING hereof;

THENCE S 27° 49' 49" W for a distance of 1,009.91 feet to a point, for the Southeast corner hereof;

THENCE with the South line of the herein described tract, along a curve to the left, whose radius is 1800.00 feet, and whose chord bears, N 58° 12' 30" W for a distance of 300.72 feet to a point for the Southwest corner hereof;

THENCE with the West line of the herein described tract, N 27° 49' 49" E for a distance of 931.86 feet to a point for the Northwest corner hereof;

THENCE with the North line of the herein described tract, S 70° 55' 17" E for a distance of 88.86 feet to an angle point, and S 73° 49' E for a distance of 216.64 feet, to the PLACE OF BEGINNING, and containing 6.646 acres of land, more or less.

AS PREPARED FROM DEED AND MAP RECORDS AND NOT SURVEYED ON THE GROUND.

Douglas A. Seelig
DOUGLAS A. SEELIG
REGISTERED PUBLIC SURVEYOR NO. 1908
3802 Manchaca Road
Austin, Texas 78704
May 12, 1989

Work Order No. 6155
Disk No. 9

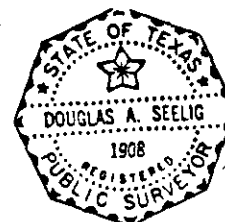


EXHIBIT "C"

FIELD NOTES
FOR
CARSON PLANNERS

TRACT 5
34.782 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 17.49 ACRE TRACT OF LAND DESIGNATED AS TRACT ONE AND A PORTION OF THAT CERTAIN 108.498 ACRE TRACT OF LAND DESIGNATED AS TRACT TWO AS CONVEYED TO HARRY M. WHITTINGTON, JOHN C. PHILLIPS AND MARGARET L. PHILLIPS, TRUSTEES, BY DEED RECORDED IN VOLUME 4021, PAGE 711, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 134.868 ACRE TRACT OF LAND AS CONVEYED TO JOHN C. PHILLIPS, AND WIFE, MARGARET LOUISE PHILLIPS, BY DEED RECORDED IN VOLUME 1300, PAGE 520, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 46.832 ACRE TRACT OF LAND AS CONVEYED TO NASH PHILLIPS, ET. UX., BY DEED RECORDED IN VOLUME 1296, PAGE 171, AND AS CORRECTED BY DEED RECORDED IN VOLUME 1300, PAGE 520, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point in the West line of Hill Country Lane, (50 foot r.o.w. having been vacated by instrument recorded in Volume 10262, Page 1, Deed Records, Travis County, Texas), being the Northeast corner of that certain 4.85 acre tract of land as conveyed to Storm Properties by deed recorded in Volume 8026, Page 782, Deed Records, Travis County, Texas:

THENCE with the West line of the said Hill Country Lane, being the East line of the said 4.85 acre tract, S 26° 49' 55" W, at a distance of 188.46 feet pass the Southeast corner of the said 4.85 acre tract, being the Northeast corner of that certain 2.00 acre tract of land as conveyed to Storm Properties by deed recorded in Volume 8281, Page 156, Deed Records, Travis County, Texas, continue on at a distance of 263.90 feet pass the Southeast corner of the said 2.00 acre tract, and continue on for a total distance of 340.66 feet to a point in the North line of the herein described tract, for the PLACE OF BEGINNING hereof:

THENCE with the North line of the herein described tract, S 89° 10' 13" E for a distance of 124.31 feet to an angle point, and S 53° 41' 22" E for a distance of 683.43 feet to an point in the curving West r.o.w. line of the Southerly extension of State Highway Loop 1, for the Northeast corner hereof:

THENCE with the West r.o.w. line of State Highway Loop 1, the following courses:

Along a curve to the right, whose radius is 2848.29 feet, whose central angle is 07° 56' 28", and whose chord bears S 38° 01' 46" W for a distance of 394.45 feet to a point of tangency:

S 42° 00' 00" W for a distance of 284.98 feet to a point of curve:

Along a curve to the left, whose radius is 2,861.29 feet, whose central angle 03° 00' 00", and whose chord bears, S 40° 30' W for a distance of 150.85 feet to a point of tangency:

S 39° 00' W for a distance of 322.33 feet to a point of curve:

Along a curve to the right, whose radius is 80.00 feet, whose central angle is 79° 51' 47", and whose chord bears S 78° 55' 53" W for a distance of 102.70 feet to a point of tangency:

EXHIBIT "D"

FIELD NOTES
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TRACT 5
34.782 ACRE TRACT

Page Two

EXHIBIT A

N 61° 08' 13" W for a distance of 50.07 feet to an angle point;

S 28° 51' W for a distance of 59.97 feet to a point, for
the Southeast corner hereof;

THENCE with the South line of the herein described tract, the
following courses:

N 61° 10' W for a distance of 38.99 feet to a point of curve;

Along a curve to the right, whose radius is 1,800.00 feet, whose
central angle 14° 00', and whose chord bears, N 54° 10' W for a
distance of 438.73 feet to a point of tangency;

N 47° 10' W for a distance of 337.20 feet to a point of curve;

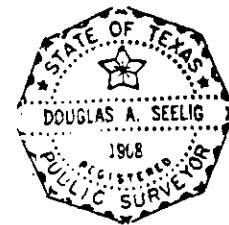
Along a curve to the left, whose radius is 1,800.00 feet, whose
chord bears N 50° 17' 30" W for a distance of 196.25 feet to a
point, for the Southwest corner hereof;

THENCE N 27° 49' 49" E for a distance of 1,009.91 feet to a point,
for the Northwest corner hereof;

THENCE with the North line of the herein described tract, S 73° 49' E
for a distance of 275.90 feet to an angle point and S 89° 10' 13" E
at a distance of 335.00 feet, to the PLACE OF BEGINNING, and
containing 34.782 acres of land, more or less.

AS PREPARED FROM DEED AND MAP RECORDS AND NOT SURVEYED ON THE GROUND.

Douglas A. Seelig
DOUGLAS A. SEELIG
REGISTERED PUBLIC SURVEYOR NO. 1908
3602 Manchaca Road
Austin, Texas 78704
May 12, 1969



Work Order No. 6155
Disk No. 8

FIELD NOTES
FOR
CARSON PLANNERS

PORTION OF TRACT 6
6.307 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 22.90 ACRE TRACT OF LAND AS CONVEYED TO JOHN C. PHILLIPS, AND WIFE, MARGARET LOUISE PHILLIPS, BY DEED RECORDED IN VOLUME 2845, PAGE 194, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 46.832 ACRE TRACT OF LAND AS CONVEYED TO NASH PHILLIPS, ET. UX., BY DEED RECORDED IN VOLUME 1296, PAGE 171, AND AS CORRECTED BY DEED RECORDED IN VOLUME 1300, PAGE 520, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the North line of the said 46.832 acre tract of land, same being the South line of that certain 49.288 acre tract of land as conveyed to Kirk A. Anderson, Trustee, by deed recorded in Volume 7663, Page 339, Deed Records, Travis County, Texas, being in the East r.o.w. line of the Southerly extension of State Highway Loop 1, for the Northwest corner hereof;

THENCE with the North line of the said 46.832 acre tract, being the South line of the said 49.288 acre tract, S 62° 37' 52" E at a distance of 279.44 feet pass the Northeast corner of the said 46.832 acre tract, being the Northwest corner of the said 22.90 acre tract, and continue on for a total distance of 692.15 feet to the Northeast corner of the said 22.90 acre tract, for the Northeast corner hereof;

THENCE with the East line of the said 22.90 acre tract, S 27° 38' 13" W for a distance of 400.00 feet to a point for the Southeast corner hereof;

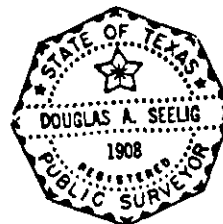
THENCE N 62° 37' 52" W at a distance of 410.40 feet, pass the West line of the said 22.90 acre tract, being the East line of the said 46.832 acre tract, and continue on for a total distance of 681.61 feet to a point in the East r.o.w. line of the Southerly extension of State Highway Loop 1, for the Southwest corner hereof;

THENCE with the East r.o.w. line of the Southerly extension of State Highway Loop 1, N 26° 07' 36" E for a distance of 400.09 feet to the PLACE OF BEGINNING, and containing 6.307 acres of land, more or less.

AS PREPARED FROM DEED AND MAP RECORDS AND NOT SURVEYED ON THE GROUND.

PREPARED BY:

Douglas A. Seelig
DOUGLAS A. SEELIG
REGISTERED PUBLIC SURVEYOR NO. 1908
3802 Manchaca Road
Austin, Texas 78704
March 11, 1988



Work Order No. 6155
Disk No. 8

FIELD NOTES
FOR
CARSON PLANNERS

TRACT B
4.834 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, OUT OF THE THOMAS ANDERSON SURVEY NO. 17, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 108.498 ACRE TRACT OF LAND DESIGNATED AS TRACT 2, CONVEYED TO H. M. WHITTINGTON, ET., AL., BY DEED RECORDED IN VOLUME 4021, PAGE 711, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 22.90 ACRE TRACT OF LAND AS CONVEYED TO JOHN C. PHILLIPS, ET. UX., BY DEED RECORDED IN VOLUME 2845, PAGE 194, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point, being the Southeast corner of the said 22.90 acre tract, same being the Southwest corner of the said 35.57 acre tract, being in the North line of that certain 8.99 acre tract, as conveyed to Gloria A. Buchanan, in Volume 6076, Page 45, of the Deed Records of Travis County, Texas.

THENCE with the East line of the said 22.90 acre tract, being the West line of the said 35.57 acre tract, N 27° 14' 53" E, for a distance of 215.43 feet to a point, for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE with the South line of the herein described tract, the following courses:

N 81° 44' 47" W for a distance of 522.13 feet to an angle point;

N 71° 53' 57" W for a distance of 205.05 feet to an angle point;

S 86° 31' 08" W for a distance of 298.81 feet to an angle point;

S 59° 27' 35" W for a distance of 120.10 feet to an angle point in the curving East r.o.w. line of State Highway Loop 1 - MoPac Boulevard, for the Southwest corner hereof;

THENCE with the East r.o.w. line of State Highway Loop 1 - MoPac Boulevard, along a curve to the left, whose radius is 2,881.29 feet, and whose chord bears N 39° 29' 35" E for a distance of 187.70 feet to a point of non-tangency;

THENCE continuing with the East r.o.w. line of State Highway Loop 1 - MoPac Boulevard, N 37° 37' 36" E for a distance of 155.68 feet to a point, for the Northwest corner hereof;

THENCE with the North line of the herein described tract, the following courses:

N 86° 31' 08" E for a distance of 213.58 feet to an angle point;

S 71° 53' 57" E for a distance of 225.94 feet to an angle point;

FIELD NOTES
FOR
CARSON PLANNERS


Page Two

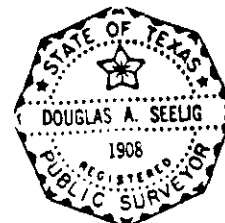
TRACT 8
4.834 ACRE TRACT

S 81° 44' 47" E for a distance of 573.74 feet to a point in the East line of the said 22.90 acre tract, being in the West line of that certain 35.57 acre tract of land as conveyed to Nash Phillips/Copua, Inc., by deed recorded in Volume 8090 Page 606, Deed Records, Travis County, Texas, for the Northeast corner hereof;

THENCE continuing with the East line of the said 22.90 acre tract, being the West line of the said 35.57 acre tract, S 27° 14' 53" W, for a distance of 211.53 feet to the PLACE OF BEGINNING, and containing 4.834 acres of land, more or less.

AS PREPARED FROM DEED AND MAP RECORDS AND NOT SURVEYED ON THE GROUND:


DOUGLAS A. SEELIG
REGISTERED PUBLIC SURVEYOR NO. 1908
3802 Manchaca Road
Austin, Texas 78704
June 2, 1989



Work Order No. 6155
Disk No. 10

FIELD NOTES
FOR
CARSON PLANNERS

EAST PORTION TRACT
14.52 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, OUT OF THE THOMAS ANDERSON SURVEY NO. 17, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 108.498 ACRE TRACT OF LAND DESIGNATED AS TRACT 2, CONVEYED TO H. M. WHITTINGTON, ET., AL., BY DEED RECORDED IN VOLUME 4021, PAGE 711, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 22.90 ACRE TRACT OF LAND AS CONVEYED TO JOHN C. PHILLIPS, ET. UX., BY DEED RECORDED IN VOLUME 2845, PAGE 194, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point at the intersection of the East r.o.w. line of State Highway Loop 1 - MoPac Boulevard, as conveyed to MoPac South Transportation Corporation by deed recorded in Volume 10,033, Page 915, Deed Records, Travis County, Texas, being the South line of the said 108.498 acre Whittington tract, being in the North line of that tract of land as conveyed to Eli J. Garza, by deed recorded in Volume 3507, Page 1636, Deed Records, Travis County, Texas, for the Southeast corner hereof;

THENCE with the East r.o.w. line of State Highway Loop 1 - MoPac Boulevard, the following courses:

N 31° 02' 07" E for a distance of 190.32 feet to an angle point;

N 38° 35' 22" E for a distance of 578.31 feet to a non-tangent curve to the left;

Along a curve to the left, whose radius is 2,881.29 feet, and whose chord bears N 41° 22' E for a distance of 0.85 feet to a point for a Northwesterly corner hereof;

THENCE with the North line of the herein described tract, the following courses:

N 59° 27' 35" E for a distance of 120.10 feet to an angle point;

N 86° 31' 08" E for a distance of 298.81 feet to an angle point;

S 71° 53' 57" E for a distance of 205.05 feet to an angle point;

S 81° 44' 47" E for a distance of 84.91 feet pass the common line of the said 108.498 acre tract and the said 22.90 acre tract, and continue on for a total distance of 522.13 feet to a point in the East line of the said 22.90 acre tract, being in the West line of that certain 35.57 acre tract of land as conveyed to Nash Phillips/Copus, Inc., by deed recorded in Volume 8090 Page 606, Deed Records, Travis County, Texas, for the Northeast corner hereof;

THENCE continuing with the East line of the said 22.90 acre tract, being the West line of the said 35.57 acre tract, S 27° 14' 53" W, for a distance of 215.43 feet to a point being the Southeast corner of the said 22.90 acre tract, same being the Southwest corner of the said 35.57 acre tract, being in the North line of that certain 8.99 acre tract, as conveyed to Gloria A. Buchanan, in Volume 8076, Page 45, of the Deed Records of Travis County, Texas.

FIELD NOTES
FOR
CARSON PLANNERS

Page Two

EAST PORTION TRACT 9
14.52 ACRE TRACT

THENCE continuing with the North line of the said 8.99 acre tract, and the South line of the said 22.90 acre tract, N 79° 54' 39" W, for a distance of 111.20 feet to a point, for the Northwest corner of the said 8.99 acre tract, being an angle point in the most Southerly East line of the said 108.498 acre tract;

THENCE leaving the South line of the said 22.90 acre tract, and continuing with the common line between the said 108.498 acre tract and the said 8.99 acre tract, S 27° 38' 11" W, passing at a distance of 284.42 feet the Southwest corner of the said 8.99 acre tract being the Northwest corner of a certain 6.61 acre tract of land as conveyed to H.G. Kennedy in Volume 4026, Page 1507, of the Deed Records of Travis County, Texas, in all for a total distance of 295.38 feet to a point, for an angle point;

THENCE leaving the most Southerly East line of the said 108.498 acre tract and the West line of the said 6.61 acre tract, and crossing through the said 108.498 acre tract the following courses:

S 76° 33' 33" W for a distance of 297.48 feet to an angle point

N 68° 41' 38" W for a distance of 379.09 feet to an angle point;

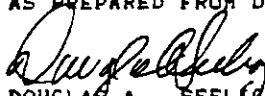
S 79° 38' 37" W for a distance of 149.26 feet to an angle point;

S 35° 30' 34" W for a distance of 297.00 feet to a point in the North line of that certain 5.01 acre tract, as conveyed to W.W. and N.G. Lalonde, in Volume 1425, Page 446, of the Deed Records of Travis County, Texas, same being in the South line of the said 108.498 acre tract, for the most Southerly Southeast corner of the herein described tract;

THENCE continuing with the South line of the said 108.498 acre tract, and the North line of the said 5.01 acre tract, N 62° 22' 50" W, for a distance of 133.35 feet to a point, being the Northwest corner of the said 5.01 acre tract, same being the Northeast corner of that certain 29.028 acre tract of land, as conveyed to Eli J. Garze, in Volume 3507, Page 1636, of the Deed Records of Travis County, Texas;

THENCE continuing with the common line between the said 108.498 acre tract, and the 29.028 acre tract, N 88° 27' 20" W for a distance of 149.39 feet to the PLACE OF BEGINNING, and containing 14.52 acres of land, more or less.

AS PREPARED FROM DEED AND MAP RECORDS AND NOT SURVEYED ON THE GROUND:


DOUGLAS A. SEELIG
REGISTERED PUBLIC SURVEYOR NO. 1908
3802 Manchaca Road
Austin, Texas 78704
March 31, 1989



Work Order No. 6155
Disk No. 10

EXHIBIT "G"

FIELD NOTES
FOR
CARSON PLANNERS

WEST PORTION TRACT 9
7.036 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, OUT OF THE THOMAS ANDERSON SURVEY NO. 17, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 108.498 ACRE TRACT OF LAND DESIGNATED AS TRACT 2, CONVEYED TO H. M. WHITTINGTON, ET., AL., BY DEED RECORDED IN VOLUME 4021, PAGE 711, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point at the intersection of the West r.o.w. line of State Highway Loop 1 - MoPac Boulevard, as conveyed to MoPac South Transportation Corporation by deed recorded in Volume 10,033, Page 915, Deed Records, Travis County, Texas, being the South line of the said 108.498 acre Whittington tract, being in the North line of that tract of land as conveyed to Eli J. Garza, by deed recorded in Volume 3507, Page 1636, Deed Records, Travis County, Texas, for the Southeast corner hereof:

THENCE with the North line of the said Garza tract, the following courses:

N 74° 49' 35" W for a distance of 57.97 feet to an angle point;

N 51° 13' 35" W for a distance of 119.27 feet to an angle point;

N 40° 50' 35" W for a distance of 304.54 feet to an angle point;

N 27° 59' 35" W for a distance of 87.56 feet to the Northwest corner of the said Garza tract, being the Northeast corner of West Creek Section Ten, Phase J, as recorded in Plat Book #2, Page 351, Plat Records, Travis County, Texas, for an angle point hereof;

THENCE with the North line of the said West Creek Section Ten, Phase J, the following courses:

N 48° 30' 29" W for a distance of 186.68 feet to an angle point;

N 37° 03' 29" W for a distance of 208.03 feet to an angle point;

N 45° 18' 29" W for a distance of 241.50 feet to an angle point;

N 55° 12' 29" W for a distance of 224.58 feet to an angle point;

N 56° 18' W for a distance of 42.90 feet for the Southwest corner hereof;

THENCE with the West line of the said Whittington tract, N N 23° 57' E for a distance of 117.58 feet to a point and N 27° 17' 32" E for a distance of 55.99 feet to a point for the Northwest corner hereof;

THENCE with the North line of the herein described tract, the following courses:

S 57° 49' 33" E for a distance of 371.16 feet to an angle point;

S 31° 02' 13" E for a distance of 248.27 feet to an angle point;

FIELD NOTES
FOR
CARSON PLANNERS

Page Two

WEST PORTION TRACT 9
7.038 ACRE TRACT

S 52° 07' 51" E for a distance of 774.50 feet to an angle point;

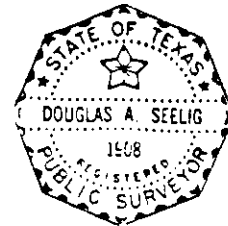
S 48° 00' 14" E for a distance of 114.67 feet to a point in
the West line of the said State Highway Loop 1 - MoPac Boulevard,
for the Northeast corner hereof;

THENCE with the West r.o.w. line of State Highway Loop 1 - MoPac
Boulevard, S 37° 52' W for a distance of 262.30 feet to the PLACE OF
BEGINNING and containing 7.038 acres of land, more or less.

AS PREPARED FROM DEED AND MAP RECORDS AND NOT SURVEYED ON THE GROUND:

Douglas A. Seelig

DOUGLAS A. SEELIG
REGISTERED PUBLIC SURVEYOR NO. 1908
3802 Manchaca Road
Austin, Texas 78704
March 31, 1989



Work Order No. 6155

FIELD NOTES
FOR
CARSON PLANNERS

TRACT 11
25.608 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 108.498 ACRE TRACT OF LAND DESIGNATED AS TRACT TWO, AS CONVEYED TO HARRY M. WHITTINGTON, JOHN C. PHILLIPS AND MARGARET L. PHILLIPS, TRUSTEES, BY DEED RECORDED IN VOLUME 4021, PAGE 711, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe in the West line of the said 108.498 acre tract, being the Northeast corner of that certain 51.78 acre tract of land as conveyed to Williamson Point Joint by deed recorded in Volume 9097, Page 698, Deed Records, Travis County, Texas, being the Southeast corner of that certain 119.205 acre tract of land as conveyed to Storm Properties by deed recorded in Volume 8026, Page 782, Deed Records, Travis County, Texas, for the Northwest corner hereof:

THENCE with the North line of the herein described tract S 63° 00' E for a distance of 287.61 feet to a point of along a curve;

THENCE continuing with the North line of the herein described tract along a curve to the right, whose radius is 1,800.00 feet, and whose chord bears, S 58° 12' 30" E for a distance of 300.72 feet to a point for the most Northerly Northeast corner hereof;

THENCE S 27° 49' 49" W for a distance of 558.18 feet to a point for an inside corner hereof;

THENCE S 52° 07' 51" E for a distance of 1,005.84 feet to a point in the West r.o.w. line of State Highway Loop 1, for the most Easterly Northeast corner hereof;

THENCE with the West r.o.w. line of State Highway Loop 1, the following courses:

S 39° 00' W for a distance of 96.59 feet to an angle point;

S 41° 14' W for a distance of 228.62 feet to an angle point;

S 37° 52' W for a distance of 233.46 feet to a point for the Southeast corner hereof;

THENCE with the South line of the herein described tract, the following courses:

N 48° 00' 14" W for a distance of 114.67 feet to an angle point;

N 52° 07' 51" W for a distance of 774.50 feet to an angle point;

N 31° 02' 13" W for a distance of 248.27 feet to an angle point;

N 57° 49' 33" W for a distance of 371.16 feet to a point in the West line of the said 108.498 acre tract, for the Southwest corner hereof;

FIELD NOTES
FOR
CARSON PLANNERS

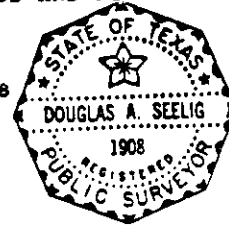
Page Two

TRACT 11
25.608 ACRE TRACT

THENCE with the West line of the herein described tract, being the West line of the said 108.498 acre tract. N 27° 17' 32" E for a distance of 977.66 feet to the PLACE OF BEGINNING, and containing 25.608 acres of land, more or less.

AS PREPARED FROM DEED AND MAP RECORDS AND NOT SURVEYED ON THE GROUND.

Douglas A. Seelig
DOUGLAS A. SEELIG
REGISTERED PUBLIC SURVEYOR NO. 1908
3802 Manchaca Road
Austin, Texas 78704
May 12, 1989



Work Order No. 6155
Disk No. 9

FIELD NOTES
FOR
CARSON PLANNERS

TRACT 12
12.624 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE THOMAS ANDERSON LEAGUE, SURVEY NO. 17, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 108.498 ACRE TRACT OF LAND DESIGNATED AS TRACT TWO, AS CONVEYED TO HARRY M. WHITTINGTON, JOHN C. PHILLIPS AND MARGARET L. PHILLIPS, TRUSTEES, BY DEED RECORDED IN VOLUME 4021, PAGE 711, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 134.868 ACRE TRACT OF LAND AS CONVEYED TO JOHN C. PHILLIPS, AND WIFE, MARGARET LOUISE PHILLIPS, BY DEED RECORDED IN VOLUME 1300, PAGE 520, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point in the West line of the said 108.498 acre tract, being the Northeast corner of that certain 51.76 acre tract of land as conveyed to Williamson Point Joint Venture by deed recorded in Volume 9097, Page 698, Deed Records, Travis County, Texas, being the Southeast corner of that certain 119.205 acre tract of land as conveyed to Storm Properties, by deed recorded in Volume 8026, Page 782, Deed Records, Travis County, Texas;

THENCE S 63° 00' E for a distance of 287.61 feet to a point of curve:

THENCE along a curve to the right, whose radius is 1800.00 feet, and whose chord bears S 58° 12' 30" E for a distance of 300.72 feet to a point, for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE with the North line of the herein described tract, the following courses:

Along a curve to the right, whose radius is 1,800.00 feet, whose chord bears S 50° 17' 30" E for a distance of 196.25 feet to a point of tangency;

S 47° 10' E for a distance of 337.20 feet to a point of curve;

Along a curve to the left, whose radius is 1,800.00 feet, whose central angle 14° 00', and whose chord bears, S 54° 10' E for a distance of 438.73 feet to a point of tangency;

S 61° 10' E for a distance of 38.99 feet to a point of in the West r.o.w. line of State Highway Loop 1, for the Northeast corner hereof;

THENCE with the West r.o.w. line of State Highway Loop 1, the following courses:

S 28° 51' W for a distance of 60.00 feet to an angle point at a point of curve;

Along a curve to the right, whose radius is 80.00 feet, whose central angle 100° 08' 13", and whose chord bears, S 11° 04' E for a distance of 122.69 feet to a point of tangency;

S 39° 00' W for a distance of 396.09 feet to a point, for the Southeast corner hereof;

FIELD NOTES
FOR
CARSON PLANNERS

TRACT 12
12.624 ACRE TRACT

Page Two

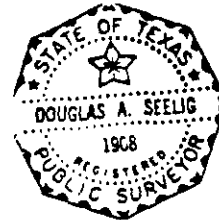
EXHIBIT A

THENCE N 52° 07' 51" W for a distance of 1,005.84 feet to a point,
for the Southwest corner hereof;

THENCE with the West line of the herein described tract,
N 27° 49' 49" E for a distance of 558.16 feet to the PLACE OF
BEGINNING, and containing 12.624 acres of land, more or less.

AS PREPARED FROM DEED AND MAP RECORDS AND NOT SURVEYED ON THE GROUND.

Douglas A. Seelig
DOUGLAS A. SEELIG
REGISTERED PUBLIC SURVEYOR NO. 1908
3802 Manchaca Road
Austin, Texas 78704
May 12, 1969



Work Order No. 6155
Disk No. 8

EXHIBIT "J"

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

James R. Frizzell

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

November 7th, 1989

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 10th

Day of November A.D. 198 9.



Notary Public in and for
TRAVIS COUNTY, TEXAS

Tina M. Cook
(Type or Print Name of Notary)

10/20/90
(My Commission Expires:)

ORDINANCE NO. 891014-C
 AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 2: 15.721 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT AND "DR" DEVELOPMENT RESERVE DISTRICT TO "R2" RURAL RESIDENCE DISTRICT; AND

TRACT 3: 5.555 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND

TRACT 4: 6.646 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND

TRACT 5: 34.782 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND

TRACT 6: 6.397 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT AND "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-3-CO" MULTIFAMILY RESIDENCE (MEDIUM DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND

TRACT 8: 4.834 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "R2" RURAL RESIDENCE DISTRICT; AND

TRACT 9A: 14.52 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "R2" RURAL RESIDENCE DISTRICT; AND

TRACT 9B: 7.038 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "R2" RURAL RESIDENCE DISTRICT; AND

TRACT 11: 25.608 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND

TRACT 12: 12.674 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON LEAGUE SURVEY NO. 17, FROM "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT AND "DR" DEVELOPMENT RESERVE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT.

LOCALLY KNOWN AS 6310 HILL COUNTRY LANE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS, AND PROVIDING:

ITS EFFECTIVE DATE

Mayor Lee Cooke,
 Austin, Texas

ORDINANCE NO. 891019-C
AN ORDINANCE ORDERING A REZON-
ING AND CHANGING THE ZONING
MAP ACCOMPANYING CHAPTER 13-
2 OF THE AUSTIN CITY CODE OF 1981
AS FOLLOWS:
TRACT 2: 15.721 ACRE TRACT OF
LAND OUT OF THE THOMAS ANDER-
SON LEAGUE, SURVEY NO. 17, FROM
"SF-2" SINGLE-FAMILY RESIDENCE
(STANDARD LOT) DISTRICT AND "DR"
DEVELOPMENT RESERVE DISTRICT TO
"RR" RURAL RESIDENCE DISTRICT,
AND,
TRACT 3: 5.555 ACRE TRACT OF
LAND OUT OF THE THOMAS ANDER-
SON LEAGUE, SURVEY NO. 17, FROM
"DR" DEVELOPMENT RESERVE DIS-
TRICT TO "MF-2-CO" MULTIFAMILY
RESIDENCE (LOW DENSITY) DISTRICT-
CONDITIONAL OVERLAY COMBINING
DISTRICT, AND,
TRACT 4: 6.646 ACRE TRACT OF
LAND OUT OF THE THOMAS ANDER-
SON LEAGUE, SURVEY NO. 17, FROM
"DR" DEVELOPMENT RESERVE DIS-
TRICT TO "MF-2-CO" MULTIFAMILY
RESIDENCE (LOW DENSITY) DISTRICT-
CONDITIONAL OVERLAY COMBINING
DISTRICT, AND,
TRACT 5: 34.782 ACRE TRACT OF
LAND OUT OF THE THOMAS ANDER-
SON LEAGUE, SURVEY NO. 17, FROM
"DR" DEVELOPMENT RESERVE DIS-
TRICT TO "GR-CO" COMMUNITY
COMMERCIAL DISTRICT-CONDI-
TIONAL OVERLAY COMBINING DIS-
TRICT, AND,
TRACT 6: 6.307 ACRE TRACT OF
LAND OUT OF THE THOMAS ANDER-
SON LEAGUE, SURVEY NO. 17, FROM
"SF-2" SINGLE-FAMILY RESIDENCE
(STANDARD LOT) DISTRICT AND "DR"
DEVELOPMENT RESERVE DISTRICT TO
"MR-3-CO" MULTIFAMILY RESIDENCE
(MEDIUM DENSITY) DISTRICT-CONDI-
TIONAL OVERLAY COMBINING DIS-
TRICT, AND,
TRACT 8: 4.834 ACRE TRACT OF
LAND OUT OF THE THOMAS ANDER-
SON SURVEY NO. 17, FROM "DR"
DEVELOPMENT RESERVE DISTRICT TO
"RR" RURAL RESIDENCE DISTRICT,
AND,
TRACT 9A: 14.52 ACRE TRACT OF
LAND OUT OF THE THOMAS ANDER-
SON SURVEY NO. 17, FROM "DR"
DEVELOPMENT RESERVE DISTRICT TO
"RR" RURAL RESIDENCE DISTRICT,
AND,
TRACT 9B: 7.038 ACRE TRACT OF
LAND OUT OF THE THOMAS ANDER-
SON SURVEY NO. 17, FROM "DR"
DEVELOPMENT RESERVE DISTRICT TO
"RR" RURAL RESIDENCE DISTRICT,
AND,
TRACT 11: 25.608 ACRE TRACT OF
LAND OUT OF THE THOMAS ANDER-
SON LEAGUE, SURVEY NO. 17, FROM
"DR" DEVELOPMENT RESERVE DIS-
TRICT TO "MR-2-CO" MULTIFAMILY
RESIDENCE (LOW DENSITY) DISTRICT-
CONDITIONAL OVERLAY COMBINING
DISTRICT, AND,
TRACT 12: 12.624 ACRE TRACT OF
LAND OUT OF THE THOMAS ANDER-
SON LEAGUE, SURVEY NO. 17, FROM
"SF-2" SINGLE-FAMILY RESIDENCE
(STANDARD LOT) DISTRICT AND "DR"
DEVELOPMENT RESERVE DISTRICT TO
"GR-CO" COMMUNITY COMMER-
CIAL DISTRICT-CONDITIONAL OVER-
LAY COMBINING DISTRICT,
LOCALLY KNOWN AS 5310 HILL
COUNTRY LANE, IN THE CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS; SU-
SPENDING THE RULE REQUIRING THE
READING OF ORDINANCES ON THREE
SEPARATE DAYS, AND PROVIDING
AN EFFECTIVE DATE.

Mayor Lee Cooke,
Austin, Texas